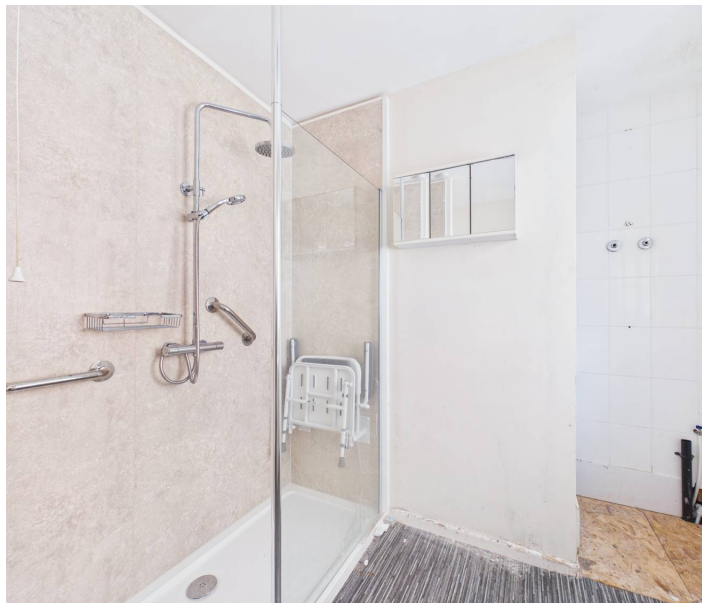




11 Belper Avenue, Carlton – NG4 3SE

Guide Price £325,000 – £350,000

DavidJames
the estate agent



11 Belper Avenue

Carlton, Nottingham

GUIDE PRICE £325,000-£350,000 Spacious detached chalet bungalow in Carlton available with no chain! 2-4 beds, generous lounge and a lawned rear garden plus multi-vehicle parking with a garage!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Spacious and versatile detached chalet bungalow
- Offered to the market with no upward chain
- Convenient Carlton location close to supermarkets, shops, restaurants and public transport links
- Flexible accommodation offering two to four bedrooms (depending on configuration)
- Generous lounge with a feature fireplace and French doors
- Bright and practical dining kitchen with extensive fitted units and worktop space
- Two ground floor bedrooms and two further additional first floor bedrooms
- Ground floor shower room with a double-width enclosure
- Private enclosed rear garden with lawn and terraced seating area
- Generous driveway and detached garage provide multi-vehicle parking







Floor 0



Floor 1



Approximate total area⁽¹⁾

115.4 m²

1242 ft²

Reduced headroom

17.7 m²

191 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.